

HB 355 -- HOMEOWNERS ASSOCIATIONS

SPONSOR: Bahr

COMMITTEE ACTION: Voted "Do Pass" by the Standing Committee on Elections and Elected Officials by a vote of 10 to 2. Voted "Do Pass" by the Committee on Rules- Administrative Oversight by a vote of 12 to 0 with 1 present.

This bill specifies that a deed restriction, covenant, or similar binding agreement running with a parcel of land cannot prohibit or have the effect of prohibiting the display of political signs. A homeowners' association may adopt reasonable rules regarding political signs as specified in the bill. A homeowners' association may not remove a sign or impose a fine or penalty unless written notice of a reasonable rule violation has been given and a three-day time period has passed.

This bill is the same as HB 1754 (2016).

PROPONENTS: Supporters say that the bill enacts rules similar to existing First Amendment doctrine by prohibiting a complete ban on political signage by Homeowners' Associations, but allowing reasonable time, place, and manner restrictions for such signs.

Testifying for the bill were Representative Bahr and Jim Durham, Community Associations Institute.

OPPONENTS: There was no opposition voiced to the committee.